

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

11a Summit Avenue, Hampton East Vic 3188

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$684,000

Property Type Unit

Suburb Hampton East

Period - From 01/04/2020

to

30/06/2020

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	17a Kinross St HAMPTON EAST 3188	\$1,291,000	12/05/2020
2	2/29 Crisp St HAMPTON 3188	\$1,270,000	05/08/2020
3	2/20-22 Linacre Rd HAMPTON 3188	\$1,200,000	25/03/2020

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

09/09/2020 18:01



Property Type: House - Attached
House N.E.C.
Land Size: 306 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median Unit Price
June quarter 2020: \$684,000

Comparable Properties



17a Kinross St HAMPTON EAST 3188 (REI/VG) Agent Comments



Price: \$1,291,000
Method: Private Sale
Date: 12/05/2020
Property Type: Townhouse (Single)
Land Size: 331 sqm approx



2/29 Crisp St HAMPTON 3188 (REI)

Agent Comments



Price: \$1,270,000
Method: Private Sale
Date: 05/08/2020
Property Type: Townhouse (Res)



2/20-22 Linacre Rd HAMPTON 3188 (REI/VG)

Agent Comments



Price: \$1,200,000
Method: Auction Sale
Date: 25/03/2020
Property Type: Townhouse (Res)